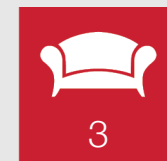




**Thorntons**   
The right way to move

5 Turner Avenue,  
Balerno,

Edinburgh, EH14 7BS



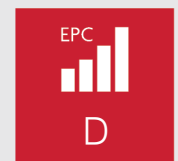
3



4



2



D





## Summary

Set within a sought-after residential area of Balerno, this spacious detached house offers generous accommodation requiring cosmetic upgrades to unlock its full potential. The home comprises a porch and welcoming hall with storage, a bright dual-aspect living room with a fireplace, and a dining kitchen with patio doors opening to the garden, ideal for family living and entertaining, and a separate formal dining room provides flexible space for family meals, a playroom or a home office, as well as a sun-facing main bedroom with an en-suite. Upstairs, the landing includes storage and leads to three further comfortable bedrooms, and a family bathroom with an overhead shower. Outside, there are private gardens offering plenty of space for children to play, along with a driveway and garage parking. Extras: Property will be sold-as-seen

## Features

- Detached house in Balerno
- Excellent opportunities for cosmetic upgrades
- Entrance porch and hall with storage
- Sunny dual-aspect living room with a fireplace
- Dining kitchen with patio access
- Formal dining room with a wardrobe
- Sun-facing main bedroom with an en-suite
- Landing with storage
- Three further comfortable bedrooms
- Bathroom with overhead shower
- Private gardens
- Private drive and garage parking
- Partial gas central heating and double glazing



“A spacious family home in Balerno,  
boasting four bedrooms, three  
reception rooms and two  
bathrooms, plus private gardens  
and parking.”











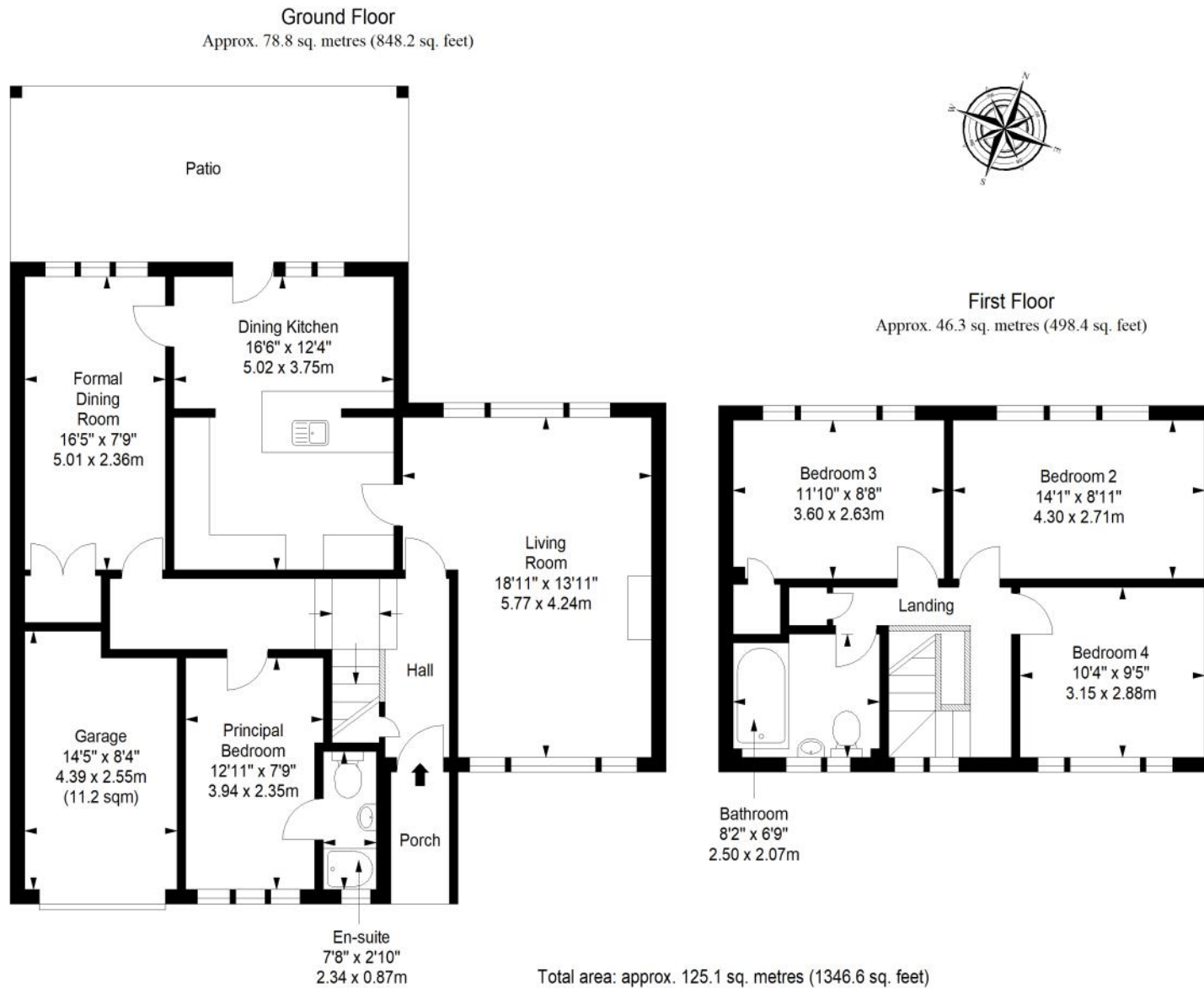
“5 Turner Avenue is well located for local schools, amenities and transport links, with easy access to Edinburgh city centre.”







# Floorplan





# Thorntons<sup>↑</sup>

The right way to move

## Our Branches

### ANSTRUTHER

5A Shore Street, Anstruther, KY10 3EA  
01333 310481  
anstrutheea@thorntons-law.co.uk

### ARBROATH

165 High Street, Arbroath, DD1 1DR  
01241 876633  
arbroathea@thorntons-law.co.uk

### BONNYRIGG

3-7 High Street, Bonnyrigg, EH19 2DA  
0131 663 7135  
bonnyriggea@thorntons-law.co.uk

### CUPAR

49 Bonnygate, Cupar, KY15 4BY  
01334 656564  
cuparea@thorntons-law.co.uk

### DUNDEE

Whitehall House, 33 Yeaman Shore  
Dundee DD1 4BJ  
01382 200099  
dundeaea@thorntons-law.co.uk

### EDINBURGH

Citypoint, 3rd Floor, 65 Haymarket  
Terrace, Edinburgh, EH12 5HD  
0131 297 5980  
edinea@thorntons-law.co.uk

### PERTH

7 Whitefriars Crescent, Perth, PH2 0PA  
01738 443456  
perthea@thorntons-law.co.uk

### ST ANDREWS

17-21 Bell Street, St Andrews, KY16 9UR  
01334 474200  
standrewsea@thorntons-law.co.uk

### FORFAR

53 East High Street, Forfar, DD8 2EL  
01307 466886  
forfarea@thorntons-law.co.uk



@ThorntonsPropertyServices



@thorntonsproperty



@ThorntonsPS

Thorntons is a trading name of Thorntons Law LLP  
Regulated by The Law Society of Scotland